

**MINUTES
HISTORIC PRESERVATION COMMISSION
APRIL 7, 2004**

1. CALL TO ORDER- R. Johnson called the meeting to order at 4:00 p.m.

2. ROLL CALL

Members Present: M. Johnson, R. Johnson, Madsen and Otto

Absent: Engel, Graeme and Murphy

Staff: Malmquist, Schroder and Wade

3. ADOPTION OF AGENDA

Motion by Otto, second by M. Johnson to adopt the agenda as printed. Motion carried by unanimous voice vote.

4. APPROVAL-MINUTES OF THE MARCH 3, 2004 MEETING

Motion by M. Johnson, second by Madsen to approve the minutes as written. Motion carried by unanimous voice vote.

5. PUBLIC HEARING

A. CASE #HP-04-001: Public hearing on the request of Teri Madison for historic preservation design review in the 100 Block of West Broadway Historic District for exterior modifications at 148 West Broadway.

Steve Eveans, HGM Associates, 640 Fifth Avenue, Council Bluffs, IA 51503, representing Teri Madison, stated that no quality historical photographs of the property could be found. He stated that the very edge of the building was visible in one photo, but it did not offer much detail. He explained the rehabilitation plan for the building. He said that the existing metal cornices would be cleaned and taken back to bare metal then painted using high performance paint. He said that the cornice was in good condition. He stated they intended to refinish the pressed tin belt course. The sill course would be natural limestone. He said that the brick will need to have mortar work, but for the most part was in good condition. They intend to re-instate the spandrel beam after removing the false front to match the existing beam across 146 West Broadway. The beam would be painted burgundy the same as the window trim.

Eveans said that the detailing would be reproduced using GFRC. He showed a sample of the product and said that it is attached with anchors to the building face. The missing finials will be recreated to match the existing. Eveans passed out a magazine page with the rosettes they intend to use on the project, which match the existing very closely. He said that high quality Andersen Windows from their historic line would be used. They are wood clad aluminum casement commercial grade windows. The painted exterior of the windows will resemble that of an iron front; the inside is wood and will likely be cherry or mahogany finish. The entrance will be ADA accessible.

Eveans said some assistance may be needed in being able to enter 146 West Broadway. The property is owned by a different party and cannot be reached. The applicant would like to make improvements to the access door to the upper story, but appears to only have an easement for ingress and egress.

Madison said there are two apartments upstairs and that the second story windows and other work would likely be in a future phase. Schroder asked if there was a time line in place for the proposed work. Madison said there was not, but that she hoped the lower level would be complete in about a year.

HISTORIC PRESERVATION COMMISSION ACTION

Motion by Otto, second by Madsen to approve the proposed exterior modifications as shown in the file for CASE #HP-04-001 and issue a certificate of appropriateness for 148 West Broadway.

VOTE: AYE- M. Johnson, R. Johnson, Madsen, and Otto. NAY- None. ABSTAIN- None. ABSENT- Engel, Graeme and Murphy. Motion carried.

6. OTHER BUSINESS

A. Preservation Week Committee Report

Schroder stated that a proclamation will be prepared for the April 26, 2004 City Council meeting proclaiming May 3-9th Preservation Week in Council Bluffs.

Malmquist stated that a local landmark plaque could be given to the owners of the Preservation Award winning property. She stated that the casting may not be complete by early May.

The commissioner's discussed different activities to sponsor during the week. Ideas included a walking tour of the newest street tiles or some sort of activity surrounding the Lewis and Clark expedition. Malmquist recommended that some activity could be held at the Riverside Grille. A Lewis and Clark Interpretive icon would be placed there and may be under construction at the time. She suggested that the activity could be held and the preservation award presented the afternoon of Tuesday, May 4, 2004. The regular meeting would be moved to Tuesday, May 4, 2004 at 2:30pm at the Riverside Grill. The Preservation Week Activities would be held at 4:00pm.

B. Nomination of the 2004 Preservation Award recipient

Otto nominated the Martin Hughes House located at 903 3rd Street to receive the 2004 Preservation Award. The nomination was seconded by M. Johnson. Motion carried by unanimous voice vote.

C. Other items of interest

7. ADJOURNMENT- R. Johnson adjourned the meeting at 5:10 p.m.